

FYI on Proposed zoning changes for 2021

Article 2 – current ARTICLE 4 (to be revised with 2015 codes) 4.0 ADOPTION OF CERTAIN BUILDING AND LIFE SAFETY CODES BY REFERENCE, PURSUANT TO RSA 674:52. The Building code ordinance article is to just update the current building codes that the State adopted, as they just amended the State Building Code to the 2015 codes.

Article 3 - Section 3.4.2 current article When any existing nonconforming use of land or buildings has been destroyed or discontinued for two (2) years, the land, structures, and buildings shall thereafter be used only in conformity to this ordinance, except that the Zoning Board of Adjustment, after a public hearing, may permit the resumption of said nonconforming use. **Delete the last sentence; “ZBA can reinstate non-conforming uses”.** The very last sentence in the section is not legal for the Board to resume any non-conforming use, per legal opinion so we are just removing the sentence from the section.

Article 4 - Section 3.5 current NON-CONFORMING LOTS: Notwithstanding the minimum lot area requirement set forth in Table 1-1 of this ordinance, a single-family residence may be constructed on a lot which does not comply with the said requirements, provided; **add accessory structures to be allowed with non-conforming setbacks.** If a lot was created and built on prior to adopting the ordinance in 1988 you are allowed to have reduced setbacks for buildings. The ordinance now states that “Single family residence” may have reduced setbacks so we would like to add the intended wording for accessory structures as well. Which means if you would like to build a garage or shed at your home, and you are an existing non-conforming lot, you would have reduced setbacks at 30 feet from the front and 15 from sides (and new zoning setbacks for new lots is 50 from the front and 25 from sides).

Article 5 - Section 24.10 current 24.10 NON-PERMITTED USES: Residential Homes. (This section/sentence 24.10 is at the very end of the commercial district ordinance) **move existing sentence as prohibited / under permitted uses section as exclusion.** This article is to just move the existing last sentence, which states no residential homes permitted in the Commercial district, which is located at the end of the entire ordinance section and should be placed at the beginning of the section to allow readers to access that information ahead and not at the very end.

Please feel free to contact Land Use or Building Department at 529-2250 for more information.